

****Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.****

The Board of Adjustment meeting will be accessible for online viewing at:
<https://zoom.us/j/85084070867>

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [850 8407 0867](https://zoom.us/j/85084070867)

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
Wednesday, November 18, 2020
1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20327 – Appeal filed by L.D.'s Coffee Shop, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a coffee shop (no cooking, no liquor, no outside seating), at 3636 Page Blvd., Unit B

WARD 19 #AOP-5615-20 ZONE: "C" – Multiple-Family Dwelling District

APPEAL #11428 – Appeal filed by Taylor Huston, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to conduct exterior alterations to construct a 2-car garage, per plans, at 5921 Highland Rd.

WARD 16 #AB-558188-20 ZONE: "A" – Single Family Dwelling District

APPEAL #11410 – Appeal filed by Warren Sign Co., from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to replace illuminated ground sign, per plans, at 6199 Waterman Blvd. *(cont'd from 9/30/2020)*

**WARD 28 #AB-557580-20 ZONE: "C" – Multiple-Family Dwelling District and
ZONE: "F" – Neighborhood Commercial District**

APPEAL #20319 - AMEND – Appeal filed by AKH Auto Sales, LLC, to amend the variance to operate a used auto sales business, with oil change service, with outside storage, at 7520 Michigan Ave.

Specifically, the Appellant is applying to amend **Condition #10 – Regarding no body repair or spray painting shall be permitted on subject premises or on public streets, alleys, or sidewalks adjacent to this location.**

WARD 11 #AOP-5226-20 ZONE: "F" – Neighborhood Commercial District

APPEAL #11387 – Appeal filed by O'Connor Property Services, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior and exterior alterations, per plans for an event space, at 4300 Gibson Ave. *(cont'd from 9/30/2020)*

**WARD 17 #AB-550742-19 ZONE: Forest Park Southeast Form Base District
Neighborhood General Type 3 and
ZONE: "F" – Neighborhood Commercial District**

3. **Deliberations on the above hearings.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Steve Conway, Mayor's Office
Leonard Johnson, Neighborhood Business Development Director
City Counselor
Jimmie M. Edwards, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Cecilia Dvorak, PDA
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Jay Watson
Russell Halliday
Project Connect

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
City Counselor
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
Post